

1 Lorke Road, Williamstown, SA 5351

HARRIS

Residential Land For Sale

Sunday, 23 June 2024

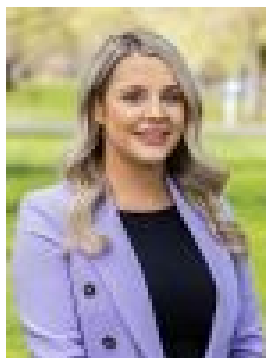
1 Lorke Road, Williamstown, SA 5351

Area: 20 m2

Type: Residential Land



Jarred Stamoulis
0430160663



Naomi Perrett
0488540920

\$950k-\$1.045m

Nestled in the picturesque landscapes of Williamstown, South Australia, Lot 1 Lorke Road stands as a testament to agricultural excellence and rural charm. Owned by a single proprietor since 2001, this property boasts a rich history rooted in the legacy of the Lorke Brothers, esteemed farmers in the region. Originally explored for potential gold deposits, the land has since evolved into a versatile agricultural paradise, hosting endeavours in stock breeding, bean and barley cultivation, grape vineyards, and wheat farming. Convenience meets tranquility with stunning views across the Adelaide Hills, offering a serene backdrop for your farming aspirations. This 20.07ha block is just a short 5-minute drive to Williamstown and under 15 minutes to Gawler, this location combines accessibility with rural serenity. Meticulously maintained, the property features sturdy fences enclosing the land, providing security and delineation for livestock. With three access points and gates, manoeuvring equipment and managing livestock is effortless. Concrete water boxes scattered throughout ensure a reliable water source for livestock, connected to a concrete water tank with automatic top-up functionality. Abundant water resources enhance productivity, with mains water connection supplemented by a bore on the property. Enjoy the convenience of ample water for irrigation and livestock hydration, ensuring the success of your farming endeavours. Unlock the potential for lucrative returns with the current profit-sharing agreement in place. The owners have entered into a fruitful partnership with a renowned winemaker, leasing the land for a profit-sharing arrangement. With harvesting expected around December 2024, the next owner can choose to continue this agreement or embark on personal farming endeavours. Seize the opportunity to own a piece of South Australia's agricultural heritage and secure your future in farming prosperity. Contact us today to explore the endless possibilities of Lot 1 Lorke Road, Williamstown. Additional details on the profit-sharing agreement are available upon request. Specifications: CT / 5775/554 Council / Barossa Zoning / RuLand / 200700m² (20.07 Hectares) (approx) Frontage / 223.2m Nearby Schools / Williamstown P.S, Sandy Creek P.S, Lyndoch P.S, Nuriootpa H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409